

5 HOWELL BRIDGE ROAD

Ball Ground, Georgia 30107

2.35 ACRES AVAILABLE FOR GROUND LEASE

I-575 / Hwy 5 Commercial Development Opportunity

LEASE RATE: NEGOTIABLE



- Master Planned: Neighborhood Commercial
- Access through new grocery-store development
- Adjacent to Aylo Health development
- Immediate I-575 / Hwy 5 access

GROUND LEASE LOCATION & ACCESS

Ball Ground commercial land positioned beside new grocery and medical development.



SITE & ACCESS

- 2.35-acre commercial ground lease
- Howell Bridge Road / Hwy 5 corridor
- Immediate connectivity to I-575
- New roundabout serving the corridor
- Access planned through grocery development
- Stream crossing planned with master development
- Adjacent to Aylo Health development

IDEAL COMMERCIAL GROUND LEASE USERS

- Quick-Service Restaurant (QSR)
- Retail / service retail
- Bank / financial services
- Fitness / wellness
- Drive-thru / coffee / fast casual
- Medical / urgent care / dental
- Professional office / daycare
- Convenience / automotive services

GROUND LEASE RATE: NEGOTIABLE

BALL GROUND COMMERCIAL GROWTH CORRIDOR

Neighborhood Commercial ground lease near I-575, Hwy 5, grocery and medical development.

2.35-ACRE COMMERCIAL GROUND LEASE

Strategically positioned at Howell Bridge Road / Hwy 5 with immediate connectivity to I-575.
The site is master planned Neighborhood Commercial and is adjacent to the Aylo Health development.
Planned access through the new grocery-store development connects the property to the surrounding commercial project and new roundabout serving the Howell Bridge Road / Hwy 5 corridor.

TARGET USERS

QSR • DRIVE-THRU • RESTAURANT • RETAIL • MEDICAL • URGENT CARE • BANK • DAYCARE • FITNESS

PROPERTY HIGHLIGHTS

- 2.35 acres available for ground lease
- Neighborhood Commercial master plan
- Ball Ground, Cherokee County, Georgia
- Adjacent to Aylo Health development
- Beside new grocery-store development
- Immediate I-575 / Hwy 5 connectivity

LISTING CONTACTS

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**LEASE RATE
NEGOTIABLE**

Tenant to verify permitted uses, access, utilities and development requirements.